Regular Council Meeting July 23, 2025
Public Input Agenda Item 7a)

From: Susan Cormie
To: District
Subject: Fwd: 6846 Metro Road Lantzville Industrial Park
Date: July 23, 2025 10:57:34 AM

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From: **Susan Cormie** [redacted]
Date: Wed., Jul. 23, 2025, 10:12 a.m.
Subject: 6846 Metro Road Lantzville Industrial Park
To: Mayor Swain <mayor.swain@lantzville.ca>, <councillor.savage@lantzville.ca>, Councillor Jones <councillor.jones@lantzville.ca>, Councillor Mundell <councillor.mundell@lantzville.ca>, Councillor Lerner <councillor.lerner@lantzville.ca>

Mayor and Council

I am curious about this application for a Development Variance Permit for this property as the property is designated within the Lantzville Industrial Park Development Permit Area and would therefore be subject to a development permit. Most local governments would consider a Development Permit with Variance while some require both a Development Permit along with a separate Development Variance Permit. This is in order to meet the statutory requirements. Why is a development permit not required in this case?

Secondly, it is unclear as to the proposed use of the property and will such a use conform to current zoning.

Sincerely

Susan Cormie
7130 Sebastion Road

Regular Council Meeting, July 23, 2025.
Public Input Agenda Item 7b)

From: Joan Rattray
To: District
Subject: Rezoning of the former Gee Property
Date: July 23, 2025 12:59:48 PM

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Mr Mayor, Councillors:

As a long time resident of The Winds, Lantzville, I would like to add my voice to those of us advocating to keep our good well water and the beautiful neighbourhood and character of Lantzville that we have all chosen to settle in and bring up our families, some of us older residents and many newer residents. We chose to live here, for the way it is and the ambience.

When rezoning the Gee property I would ask you to keep in mind that allowing anything other than residential and maybe light industrial would, in effect, be like changing the whole of Lantzville to a North Nanaimo neighbourhood.

The fact that the cost to the residents for water would be reduced by $10,000 is minimal and would not be enough to let most of the residents afford it.

The cost to the environment would be irreversible.

We do not have the infrastructure to support a huge development.

Most of us do not want or need city water.
I realize that the Superior road property will eventually be developed but there should be thoughtful development so as not to destroy the environment nor the character of the neighbourhood.

Generally once water is brought into a neighbourhood, sewer follows. Sadly, new rezoning will permit multiple houses on our current half acre lots thus changing the neighbourhood for the worse.

Furthermore, the cost of paying for water
And sewer is beyond the capability of most of the residents People are working two jobs as it is and working waaay past retirement age to keep their homes, as it is now.

Please consider all those things before approving rezoning.

Respectfully
Joan Rattray
Sent from my iPhone

6924 Westwind Dr.
Lantzville, BC

Regular Council Meeting July 23, 2025
Public Input Agenda Item 7b)

From: Kathy Berg
To: District
Subject: Meeting tonight - July 23
Date: July 23, 2025 11:51:48 AM

Hello:

I do plan on attending but sure many are. I wanted to ensure I sent this ahead to be reviewed.

I live on Superior in the Upper Superior area and would like to express my thoughts on the proposed development of the Gee property.

I am all for development that is reasonable and thoughtful. I had heard light industrial and commercial and I was fine with this. The idea of a Costco without saying Costco or any other large box store is different.

I understand there would be development to the highway to accommodate but all that traffic coming into this small area with houses surrounding? I commute to Qualicum for work, this will add on much time definitely coming home or even visiting South, it's hard enough the length we wait at the lights to turn left. We are also relying on the houses at the bottom of superior to sell up and leave, is that fair? It would also have people working around the clock, including delivery trucks through the night.

To me the light industrial/commercial with some residential fits in. Very much like on the other side of Superior along the highway, just adding the residential. As someone else mentioned, the Ware Rd property would offer more for a larger retailer with no houses surrounding it and closer to North Nanaimo.

As for water, it is needed, not only for homes but hydrants too. With our proximity to Copley Ridge, drier and drier summers and unpredictability of winds, water to hydrants can make a huge difference in saving a home(s) or neighbourhood.

Thank you
Kathy Berg
Sent from my iPhone

7890 Superior Rd